

IN RE: PETITION FOR ZONING VARIANCE
E/S Main Street, 135.54' S of
Glendon Drive
(409 Main Street)
4th Election District
3rd Councilmanic District
Dr. Karl Pick, et al
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-264-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a freestanding, double-faced, illuminated sign of 56 sq.ft. total (one 4' x 7' sign), in lieu of an 8 sq.ft. non-illuminated sign attached to a building, as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Dr. Karl Pick, appeared, testified, and was represented by Counsel. Also appearing on behalf of the Petition were Hugh Gelsten, a duly qualified real estate appraiser and expert witness, and Lois Burton, one of Dr. Pick's assistants. There were no Protestants.

Testimony indicated that the subject property, known as 409 Main Street in Reisterstown, is zoned R.O. Dr. Pick testified that he and Dr. David Fields, the other Petitioner in this case, purchased the subject property four years ago. At that time, a dilapidated vacant house existed on the property which the Petitioners have since renovated and converted into a Class A office building. Dr. Pick testified that a sizeable amount of money was expended on interior and exterior renovations to the building without any additions. Dr. Pick testified that he and Dr. Fields and their tenants have operated out of the building for a considerable period of time with the existing sign. However, due to numerous complaints received by his patients and the unique characteristics of the property which make the building difficult to see, the Petitioners requested the subject variance to construct a new sign. Dr. Pick introduced various letters marked Petitioner's Exhibits 4 through 8 in support of the proposed sign.

Mr. Gelsten testified that the subject property is 65 feet from the road

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., April 7, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 7, 1988

THE JEFFERSONIAN,

Susan Shulman Shulman
Publisher

\$33.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec 31, 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec 31, 1987

OWINGS MILLS TIMES,

Susan Shulman Shulman
Publisher

and the current sign, which is attached to the building and is in compliance with the zoning regulations, is not easily visible to traffic. He further testified that due to the inconsistent numbering of houses in the area, as supported in Petitioner's Exhibit 11, the building is not easily identifiable by address to visitors.

The Petitioners' sign plans changed from the time they originally filed the Petition to just prior to the posting and advertising for the hearing. At the hearing, the Petitioners were requested to review the sign plans and submit new sign plans that would reflect a reduction in the size of the proposed sign and take into consideration the evidence presented and concerns expressed by the Deputy Zoning Commissioner at the hearing. Accordingly, the Petitioners submitted a new sign plan for the proposed sign dated May 12, 1988. In the opinion of the Deputy Zoning Commissioner, said sign is still larger than necessary or appropriate for the zone.

The Petitioners seek relief from Section 203.20 pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.).

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property.

McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance was granted, such

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 4-11-88
Posted for: Variance
Petitioner: Dr. Karl Pick, et al
Location of property: E/S Main St. 135.54' S of Glendon Dr. (409 Main St.)
Location of Sign: East front of 409 Main St.
Remarks:
Posted by: S.J. Shulman Date of return: 4-15-88
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: Dec 31, 1987
Posted for: Variance
Petitioner: Dr. Karl Pick
Location of property: E/S Main St. 135.54' S of Glendon Dr. (409 Main St.)
Location of Sign: East front of 409 Main St.
Remarks:
Posted by: S.J. Shulman Date of return: January 8, 1988
Number of Signs: 1

use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variance was not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted as hereinafter modified.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of June, 1988 that a freestanding, double-faced, illuminated sign of 16 sq.ft. per side (32 sq.ft. total) in lieu of an 8 sq.ft. non-illuminated sign attached to a building, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his sign permit upon receipt of this Order; however, Petitioner is advised that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The sign shall be illuminated only between 8:00 AM and 7:00 PM, Monday through Saturday. Said illumination shall not reflect into any adjoining residential property.
- 3) A new sign plan in accordance with this Order shall be prepared and submitted to the Deputy Zoning Commissioner for approval prior to the issuance of any permit.

William T. Sadler
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date: 4/11/88
By: S.J. Shulman

WTS/bjs

727-346-9161
AUTO. MOTIVE
NIGHT JUNK CARS & TRUCKS
Call away free 876-7224
\$5.00 cash exchange

PERSONAL SERVICE

CHRYSLER'S MULTIPLE FRANCHISE SERVICE
Let Chrysler's Metropolitan Franchise Service do your shopping for all Chrysler products and services. We'll get you the best price and service. Call 544-6666.

INVITATION STATION, Wedding & Reception Services
We provide all the services you need for your wedding and reception. Call 544-6666.

WINE & BEER IN BOTTLES
We have a large selection of wine and beer in bottles. Call 544-6666.

PIRE SALE - Bedroom set, bed, dresser, nightstand, lamp, rug, etc. Call 544-6666.

RENOVATE Cabinet & Sink Machine
We have a machine that can renovate your cabinet and sink. Call 544-6666.

MOVING SALE - Queen bedstead, bed, dresser, nightstand, lamp, rug, etc. Call 544-6666.

LADIES GOLF CLUBS and Bag, etc. Call 544-6666.

4305 Kershaw Ave.
358-3377
Tues. 9-5, Sat. 10-4

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described below in Room 116 of the County Office Building located at 111 W. Chase Avenue in Towson, Maryland.

IN THE EVENT THAT THE PETITIONER IS GRANTED A BUILDING PERMIT, THE PETITIONER SHALL BE REQUIRED TO OBTAIN A BUILDING PERMIT FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITTING AND INSPECTION.

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PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property made in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.20 to permit a free-standing, double-faced, illuminated sign of 16 sq.ft. per side (32 sq.ft. total) in lieu of an 8 sq.ft. non-illuminated sign attached to a building, as more particularly described in Petitioner's Exhibit 1.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
1. That the subject property is located directly on a busy stretch of Reisterstown Road, which includes a number of commercial properties with signs, as well as some sign variances as to square footage.
2. That the requested sign is a tasteful design, and will blend well with the uses along Reisterstown Road, and will inform the public of the location of the Doctors' Offices.
3. That without the requested variance, the petitioners will sustain practical difficulty and unreasonable hardship, and the requested variance is in harmony with the spirit and intent of the Regulations.
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Legal Owner(s):
Dr. Karl Pick (Type or Print Name) _____
Signature _____
Dr. David Fields (Type or Print Name) _____
Signature _____

Attorney for Petitioner: Newton A. Williams
Nolan, Plunhoff & Williams, Chtd. 409 Main Street 833-9330
(Type or Print Name) Address Phone No.
Signature _____
204 West Pennsylvania Avenue Reisterstown, MD 21136
(Type or Print Name) Address City and State
Townson, MD 21204
City and State
Attorney's Telephone No.: 821-7800
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Newton A. Williams 823-9330
Name Address Phone No.
204 W. Pennsylvania Ave. 7800
Townson, MD 21204
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of November, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 116 of the County Office Building in Towson, Baltimore County, on the 19th day of January, 1988, at 2 o'clock P.M.
J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

507 1st Street Towson, Md. 21204 526-8618 William T. Sadler

W. T. SADLER
Surveyor

DESCRIPTION OF AREA FOR LOCATION OF PROPOSED SIGN ON PROPERTY OF DR. KARL PICK AND DR. DAVID FIELDS AT 409 MAIN STREET, REISTERSTOWN, MARYLAND 21136

DATE: AUGUST 20, 1987

DESCRIPTION:

Beginning on the east side of Main Street (Reisterstown Road - Maryland route 140) at a point 135.54 feet south of the intersection with the south line of Glendon Drive, thence North 87 degrees 10 minutes East 15.00 feet, thence South 2 degrees 50 minutes East 20.00 feet, thence South 87 degrees 10 minutes West 15.00 feet, thence North 2 degrees 50 minutes West 20.00 feet to the point of beginning, containing an area of 300.00 square feet.

The above is as shown on the Site Plan Showing Location of Zoning Variance for Proposed Sign in R-O Zone.

By: William T. Sadler, P.E., S.D.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec 31, 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec 31, 1987

THE JEFFERSONIAN,

Susan Shulman Shulman
Publisher



NEXT Door
Street Number

C.

PETITIONER'S EXHIBIT 9



RESIDENCE NEXT Door

B.

Dr. Pick & Fuller
Request for True Standing
Professional Office Sign
Case 88-264-A



VIEW OF Sign
on Building
from Sidewalk

A.



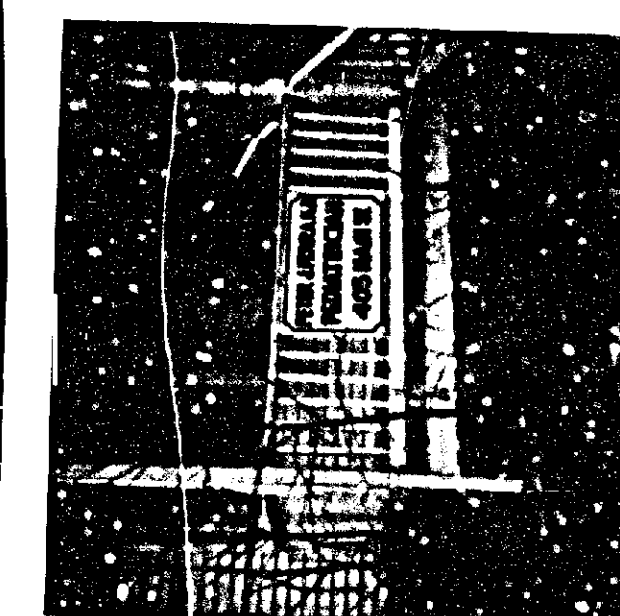
Sign - Across Street
(West Side)

E.



Building Next Door Sign
from Sidewalk

D.



PETITIONER'S EXHIBIT 9



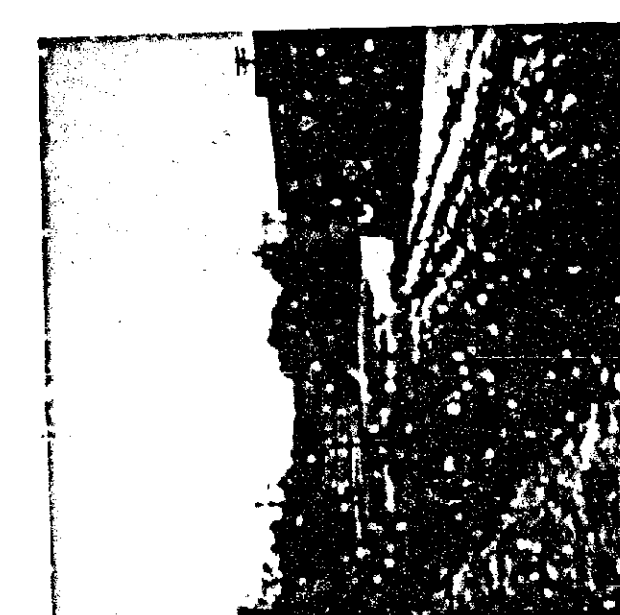
A.

PETITIONER'S EXHIBIT 9



B.

Dr. Pick & Fuller
Request for True Standing
Professional Office Sign
Case 88-264-A



D.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 1105, HAMPTON PLAZA
300 EAST JOPPA ROAD
TOWSON, MARYLAND 21204-3012
(301) 823-7800
TELEFAX (301) 256-1765
J. EARL PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. HENNER
WILLIAM P. ENGLISH, JR.
STEVEN J. NOYAN
ROBERT L. HANLEY, JR.
ROBERT S. GUSHAW
DOUGLAS L. BURGESS
LOUIS G. GROSS, III
THOMAS X. ALDERMAN
*ALSO ADMITTED IN D.C.

January 28, 1988

The Honorable Ann Nastarowicz, Esquire
Deputy Zoning Commissioner
Zoning Commissioners Office
Towson, Maryland 21204

Dear Mrs. Nastarowicz:

In accordance with our discussion at the initially scheduled hearing in this matter on January 19, we are enclosing a new rendering for the proposed sign on Dr. Pick's frontage, (88-264-A).

As you can see, the sign has been reduced in height, very much, and is now slated to be at most 4 feet 8 inches off the ground, as opposed to the earlier design, which would have been 7 feet in height. Secondly, the actual face of the sign has been reduced in size from 4 feet to 3 feet 8 inches, and the telephone number 833-9330, which is inconsistent with simple identification, has been removed.

We would greatly appreciate your office reposting this property as we discussed, and setting a new hearing date at your early convenience other than the 10th or 15th of March, when I am scheduled to appear before the Board.

As you will recall, there was no opposition at the hearing, and we would not expect opposition at the continued hearing, although we will certainly be prepared to prove our variance request.

The Honorable Ann Nastarowicz, Esquire
January 28, 1988
Page 2

Thanking you and your staff for your kind attention to this matter, I am

Respectfully,

Newton A. Williams
Newton A. Williams

NAW/jmg

Enclosure

cc: Dr. Carl Pick
Dr. David Fields
Claude Neon Signs, Inc.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Hanes
Zoning Commissioner

March 1, 1988

Mr. John Berle
The Northwest Star
23 Walker Avenue
Pikesville, Maryland 21208

Re: Purchase Orders 98080
Requisition No. M11811
Case number 88-264-A
Petitioners Dr. Karl Pick

Dear Mr. Berle:

Confirming our telephone conversation of today's date, please note the following changes with regard to the above captioned advertisement:

- 1) The date of the hearing will be Tuesday, April 26, 1988 at 10:00 a.m.
- 2) The ad will run in the April 6, 1988 issue of the Northwest Star.

Thank you for your cooperation in this matter.

Very truly yours,

G. S. Stephens
G. S. Stephens
Deputy Clerk

44-339

GG5

157

PETITIONER'S EXHIBIT 10

Normal Visual Acuity

Another key factor to be considered in understanding how the eye perceives information is visual acuity, the sharpness or clarity of normal vision. Dr. Shelton Weschler, of the School of Optometry at the University of Houston has studied the subject of visual acuity in reference to signs. He has been interested in establishing optimum standards for sign size and sign visibility. Sign visibility is directly related to visual acuity and other principles of vision and suggests that minimal sign standards could be applied to signs, especially those intended to be read by the motoring public. Signs, after all, must be readable by the largest number of viewers possible in order to be effective advertising.

Table 8 presents the minimum size at which letters can be read at varying distances and by people with different measures of visual acuity. Weschler qualifies the numbers listed in this table in the following statements:

"Snellen letters are most often used as the patterns for visual acuity measurement. The recording method is written as if the measure of visual acuity is a fraction (e.g., 20/20), although that is not the actual case. The upper figure is merely a notation of the distance from the eye to the visual task (the letter). The lower figure represents the size of the visual task. This minor point becomes important in understanding, for instance, that 20/40 visual acuity is not 50% vision but merely a shorthand notation relating to the distance at which a measurement is made (20 feet) and the size of Snellen letter (35 inches) that is just recognizable at that distance..."

The standard visual acuity for a "normal" eye is considered to be 20/20. The standard frequently used as vision requirement for drivers is 20/40. But the 20/40 standard is a visual acuity level to be attained at the time of licensure. During the four-year period between drivers license visual acuity measurements the visual acuity of drivers frequently drops to lower levels. For that reason it may be wise to set signage standards that are based on visual acuities lower than 20/40" (Weschler, unpublished manuscript).

The Sign User's Guide: A Marketing Aid

PETITIONER'S EXHIBIT 11

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 12, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Parks Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 107 - Case No. 88-264-A
Petitioner: Dr. Karl Pick
Petition for Zoning Variance

Dear Mr. Williams:

The Zoning Plan Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: W.T. Sadler
507 Main Street
Reisterstown, Maryland 21136

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Norman E. Cerber, AICP
FROM: Director of Planning and Zoning

Date: December 3, 1987

SUBJECT: Zoning Petition No. 88-264-A

This office is opposed to the granting of this request. We believe that the standards set forth in the regulations are adequate. Further, in reviewing the proposal, it is our opinion that quite a bit of the information is advertising. Finally, a directory on an interior lobby wall would seem to be the appropriate place for much of this information.

Norman E. Cerber
Norman E. Cerber, AICP
Director

NEG:JGH:dme

88-264-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
3rd day of November, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Dr. Karl Pick
Petitioner's Attorney: Newton A. Williams, Esquire
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

(Postponed from April 8, 1988 - Confirmation of agreed date.)

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 88-264-A
E/S Main Street, 135.54' S of Glendon
(409 Main Street)
4th Election District - 3rd Councilmanic District
Petitioner(s): Karl Pick, et al
HEARING SCHEDULED: TUESDAY, APRIL 26, 1988 at 10:00 A.M.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Dr. Karl Pick, et al
Newton Williams, Esq.

Karl Pick, D.D.S., M.S.D.
David Fields, D.D.S., P.A.
Reisterstown Professional Center
409 Main Street
Reisterstown, Maryland 21136

(301) 833-9330

Baltimore County Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

May 16, 1988

The Honorable Ann Nastarowicz

Enclosed is a new design for the sign that has been requested by Dr. Karl Pick and Dr. David Fields, Case Number 88-264-A on Tuesday, April 26, 1988.

If you have any questions or comments in regard to this proposed sign, please contact us at 833-9330.

Thank you for your attention to this request.

Respectfully,

Lois Burton
Lois Burton, Office Manager to
Karl Pick, D.D.S.,
David Fields, D.D.S.

Enclosures - 2

Specialists in Orthodontics for
Children and Adults

Baltimore County
Fire Department
Towson, Maryland 21204-3586
494-4300

Paul H. Rausche
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Karl Pick, et al

Location: E/S Main Street, 135.54' S. Glyndon Drive

Item No.: 107

Zoning Agenda: Meeting of 10/6/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at EXCISE the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1996 edition prior to occupancy.
6. Site plans are approved, as shown.
7. The Fire Prevention Bureau has no comments at this time.

REMARKS: Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division

/s/



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kausch
Administrator

October 7, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Md. 21204

Att: Mr. James Dyer

Re: ZAC Meeting of 10-6-87
ITEM: #107
Property Owner: Karl Pick, et al
Location: E/S Main Street
135.54 feet S Glyndon Drive
Existing Zoning: R.O.
Proposed Zoning: Variance to permit
a free standing, double faced sign
of 28 square feet, in lieu of a
building mounted sign of 8 square
feet, with illumination
Area: 300 square feet
District: 4th Election District

Dear Mr. Haines:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (333-1642) for all comments relative to zoning.

Very truly yours,

Gregory J. Mills, Jr.
Gregory J. Mills, Jr.
Acting Chief
Bureau of Engineering
Access Permits

By: George Wittman

CJM:GW:maw

cc: Mr. M. Stein (w-attachment)

RECEIVED
OCT 9 1987
ZONING OFFICE

My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5042 Stated Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3334

October 16, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 523, (107), 108, 109, 110, 111, 112, 113, 116, 118, and 119.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer

MSF:ab

RECEIVED
NOV 9 1987
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

FEB. 10 1988



Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

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Case Number: 88-264-A
E/S Main Street, 135.54' S of Glendon
(409 Main Street)
4th Election District - 3rd Councilmanic District
Petitioner(s): Dr. Karl Pick, et al.
HEARING SCHEDULED: FRIDAY, APRIL 8, 1988 at 11:00 a.m.

Variance to permit a free standing, double faced sign of 56 square feet, (one 4' x 7' sign) in lieu of the building mounted sign of 8 sq. feet in an R.O. zone, with illumination.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Dr. Karl Pick, et al.
Newton A. Williams, Esq.
File

RE: PETITION FOR VARIANCE
E/S Main St. 135.54' S of
Glyndon Dr. (409 Main St.)
4th Election District
DR. KARL PICK, et al.,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-264-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 1st day of December, 1987, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plunhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 7/14/88



Dennis F. Rasmussen
County Executive

Dr. Karl Pick
409 Main Street
Reisterstown, Maryland 21136

RE: Petition for Zoning Variance
Case Number: 88-264-A
E/S Main Street, 135.54' S of Glendon
(409 Main Street)
4th Election District - 3rd Councilmanic District
Petitioner(s): Dr. Karl Pick, et al.
HEARING SCHEDULED: FRIDAY, APRIL 8, 1988 at 11:00 a.m.
Tuesday, April 26, 1988 at 10 a.m.

Dear Dr. Pick:

Please be advised that \$77.57 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 52454

DATE 5/11/88 ACCOUNT 88-05-010 UES
AMOUNT \$ 67.75
RECEIVED FROM Karl Pick, MD
FOR City of Baltimore
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

November 20, 1987



Dennis F. Rasmussen
County Executive

Newton A. Williams, Esq.
Nolan, Plunhoff & Williams, Chd.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
E/S Main Street, 135.54' S of Glendon
(409 S. Main Street)
4th Election District - 3rd Councilmanic District
Dr. Karl Pick - Petitioner
Case number: 88-264-A

Dear Mr. Williams:

Please be advised that \$77.57 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45906

DATE 1/19/88 ACCOUNT 88-05-010 UES
AMOUNT \$ 77.57
RECEIVED FROM Dr. Karl Pick
FOR Newton A. Williams, Esq.
VALIDATION OR SIGNATURE OF CASHIER

ry truly yours,
Robert Haines
ROBERT HAINES
Zoning Commissioner of
Baltimore County

ROBERT M. MARCUS, D.D.S.

Dentistry for Children
Toothpastes and
the Handicapped
409 MAIN STREET / REISTERSTOWN, MARYLAND 21136 / (301) 526-5050

April 23, 1988

To Whom It May Concern:

I have been practicing as a Children's Dentist in the Reisterstown Professional Center for almost four years. I specialize in the treatment of young children and Handicapped people of all ages. I would like to express my concern for a much needed free standing sign in the front of our building.

I see many young children on an emergency basis due to accidents that occur to the teeth. A free standing sign will facilitate faster identification of my office and my specialty. The office building sets back and the large numbers on the building are not easily seen from passing cars. The numbers on Main Street are not constant and it is easy for our new patients and emergencies to pass the building and driveway.

We appreciate your attention to this request.

Sincerely,

Robert M. Marcus, D.D.S.
Robert M. Marcus

PETITIONER'S
EXHIBIT 6

STANLEY J. AMERNICK, M.D.
SAMUEL D. FRIEDEL, M.D.
PRACTICE LIMITED TO OPHTHALMOLOGY

April 22, 1988

To Whom It May Concern:

Dr. Freidel and I opened a practice of Ophthalmology in the Reisterstown Professional Building about one year ago. We are the only ophthalmology practice in the Reisterstown Community. However, we have had problems with patients locating our office as there is no sign to indicate our services are provided at this location.

The lack of our identification at this location has made it difficult for patients who need our service in the surrounding community to become aware that an ophthalmology practice exists.

We are hoping that you will enable us to provide adequate, tasteful signs that will enable our practice in this growing community to continue.

Sincerely yours,

Stanley J. Amernick
Stanley J. Amernick, M.D.
409 Main Street
Reisterstown, Maryland
21136

SA/mlo

PETITIONER'S
EXHIBIT 5

409 MAIN STREET REISTERSTOWN, MARYLAND 21136 TELEPHONE 526-4878

ROSENE WALTERSMAN, M.D.

children's eye care
PEDIATRIC OPHTHALMOLOGY
10311 Frederick Road
Catonville, MD 21228
301-741-0400
Reisterstown Professional Center
409 Main Street • Reisterstown, MD 21136
301-526-4878

To whom it may concern,
I have recently opened my second office in Reisterstown at 409 Reisterstown Professional Center. In my practice of pediatric ophthalmology it is of critical importance that I have a sign in front of my office with my name and specialty. The addition of a tasteful sign near the driveway has been fought my parents and my business.

PETITIONER'S
EXHIBIT 4

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
E/S Main Street, 135.54' S of Glendon
(409 S. Main Street)
4th Election District - 3rd Councilmanic District
Dr. Karl Pick - Petitioner
Case number: 88-264-A
DATE/TIME: Tuesday, January 19, 1988 at 2:00 p.m.

Petition for Zoning Variance to permit a free standing, double faced sign of 28 feet, in lieu of a building mounted sign of 8 square feet in an R.O. zone.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 41602

DATE 7/14/88 ACCOUNT 88-05-010 UES
AMOUNT \$ 127.22
RECEIVED FROM Dr. Karl Pick
FOR Newton A. Williams, Esq.
VALIDATION OR SIGNATURE OF CASHIER

ROBERT HAINES
Zoning Commissioner of
Baltimore County

April 21, 1988

To: The Reisterstown Professional Center

As a resident of 412 Main Street in Reisterstown for the past 33 years, I have been very pleased that you have taken such pride in your building and property. I use your building as a guide for deliveries. It would be helpful to you if you had a sign near the road. I do not feel that it would be unattractive in this area. These property owners have taken much pride in the neighborhood. It is a pleasure to look out my front window and see a well manicured lawn and shrubs. I do not object to their proposed sign. The numbers on the houses and buildings in this block are not consistent and a sign is a good landmark.

Mrs. Grace Vondersmith
Grace Vondersmith
 412 Main Street
 Reisterstown, MD 21136
 833-4599

**PETITIONER'S
 EXHIBIT 8**

JOHN W. LIVERMORE, III
 4 MEADOW MIST COURT
 REISTERSTOWN, MD 21136
 301-833-3163

APRIL 25, 1988

TO WHOM IT MAY CONCERN,

AS A RESIDENT OF REISTERSTOWN FOR THE PAST 18 YEARS I WOULD LIKE TO STATE THAT I AM TOTALLY UNOPPOSED TO ALLOWING DR. KARL PICK AND DAVID FIELDS POST A "FREE STANDING" SIGN IN FRONT OF THEIR OFFICE AT 409 MAIN STREET.

BEFORE THEY PURCHASED 409 MAIN STREET, THE HOUSE WAS IN TERRIBLE SHAPE AND WAS AN EYESORE TO THE COMMUNITY. THE IMPROVEMENTS THEY MADE TO THE HOUSE WERE IN KEEPING WITH THE CHARACTER OF THE NEIGHBORHOOD.

SINCE THE HOUSES ON THEIR SIDE OF THE STREET SIT BACK FURTHER FROM THE ROAD THAN THE HOUSES ON THE OTHER SIDE OF THE STREET, IT IS NECESSARY FOR THEM TO HAVE A FREE STANDING SIGN SO THAT THEIR PATIENTS CAN LOCATE THEIR OFFICE.

IN CLOSING I FEEL THAT THE DRs. WERE SLIGHTED WHEN THEY HAD TO REMOVE THEIR ORIGINAL SIGN AND THAT THEY SHOULD BE ALLOWED TO HAVE A FREE STANDING SIGN.

VERY TRULY YOURS,

John W. Livermore III

**PETITIONER'S
 EXHIBIT 1**

